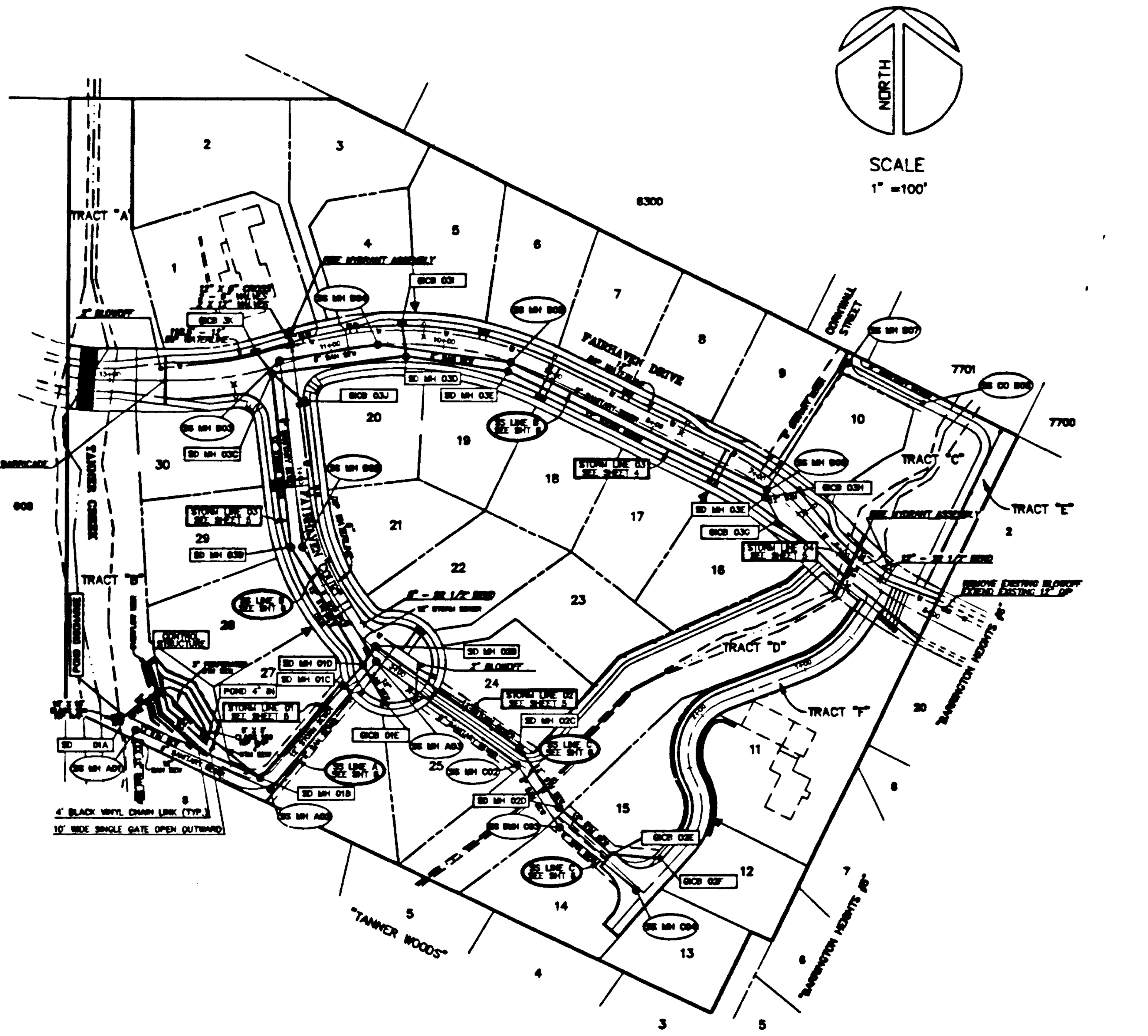
LDC Job 1950

TANNER CREEK ESTATES

CITY OF WEST LINN, OREGON



LEGEND

- SANITARY SEWER & MANHOLE
- STORM SEWER & MANHOLE
- WATERLINE & BLOWOFF
- GATE VALVE
- FIRE HYDRANT
- CURB INLET
- EDGE OF WETLAND & FLOWLINE OF CREEK
- HANDICAP RAMP
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERLINE

VICINITY PLAN (NTS)

DRAWINGS

1 COVER SHEET
2 SITE GRADING & EROSION CONTROL PLAN
3 COMPOSITE UTILITY PLAN – WALL DETAILS
4 FAIRHAVEN DRIVE & STORM LINE 03 PLAN & PROFILES
5 FAIRHAVEN COURT, PRIVATE ROAD & STORM SEWER – PLAN & PROFILES
6 SANITARY SEWER & WATERLINE PLAN & PROFILES
7 PLAT DIMENSIONS
8 DETAIL SHEET
9 DETAIL SHEET

CONSTRUCTION NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF WEST LINN.
2. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.
4. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
5. THE ENGINEER HAS BEEN RETAINED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACT.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER & THE CITY OF WEST LINN 24 HOURS BEFORE STARTING CONSTRUCTION OR RESUMING WORK AFTER SHUTDOWNS, EXCEPT FOR NORMAL RESUMPTION OF WORK AFTER SUNDAYS OR HOLIDAYS. THE CONTRACTOR SHALL ASSIST THE ENGINEER IN PREPARING AS-CONSTRUCTED DRAWINGS.
7. PIPE BEDDING SHALL CONFORM TO THE GRANULAR BEDDING AND BACK FILL REQUIREMENTS OF THE CITY OF WEST LINN AND SHALL BE 3/4"-0 CRUSHED ROCK, EXCEPT WHERE NATIVE MATERIAL MAY BE USED.
8. TRENCH BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE CLEAN, WELL-GRADED 3/4-0 CRUSHED ROCK COMPACTED TO 95% AASHTO T-99.
9. THE CONTRACTOR SHALL DETERMINE THE TYPE OF EQUIPMENT AND METHOD TO USE TO ACHIEVE REQUIRED COMPACTION. COMPACTION SHALL BE CERTIFIED BY THE SOILS ENGINEER RETAINED BY THE DEVELOPER. THE CITY SHALL RECEIVE COPIES OF ALL TESTS FOR VERIFICATION.
10. MATERIAL IN SOFT SPOTS WITHIN THE ROADWAY SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH PIT RUN CRUSHED ROCK. THE ENTIRE SUBGRADE SHALL BE THOROUGHLY COMPACTED TO A RELATIVE DENSITY OF 95% OF T-180 FOR INTERIOR STREETS AND 95% OF T-99 FOR EVERGREEN RD. 4" ROCK IS THE MAXIMUM ALLOWABLE SIZE.
11. THE CONTRACTOR SHALL NOTIFY THE CITY OF WEST LINN FOR INSPECTIONS WHEN THE SUBGRADE IS COMPLETE, 24 HOURS PRIOR TO PLACEMENT OF ROCK BASE MATERIAL AND 24 HOURS PRIOR TO FINAL PAVING FOR AN INSPECTION OF THE WORK.
12. THE ASPHALT CONCRETE PAVEMENT MIX SHALL BE PROVIDED FROM A MIX FORMULA AS SPECIFIED BY O.S.H.D. SPECIFICATION SECTION 403.11 FOR CLASS "B" & "C" ASPHALT, AS SPECIFIED. THE CONTRACTOR IS TO PROVIDE THE ENGINEER WITH CERTIFICATE OF COMPLIANCE FROM ASPHALT PAVEMENT PLANT UNLESS OTHERWISE INDICATED.
13. ALL WATER SYSTEM WORK AND MATERIALS SHALL COMPLY WITH CITY OF WEST LINN SPECIFICATIONS, THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES CHAPTER 333, THE AWWA AND THE 1988 APWA STANDARDS, IN THAT ORDER.
14. ALL WATER LINE PIPE SHALL HAVE MINIMUM COVER OF 30 INCHES AND A MAXIMUM COVER OF 36 INCHES BELOW THE FINISH GRADE.
15. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT WATER PIPE INTERIORS, FITTINGS, AND VALVES AGAINST CONTAMINATION.
16. FITTINGS AND PIPE SECTIONS THAT WILL NOT BE DISINFECTED BY CHLORINE IN LINE FOR 24 HOURS SHALL HAVE THE INTERIORS SWABBED WITH A 5% HYPOCHLORITE SOLUTION BEFORE THEY ARE INSTALLED.
17. CONCRETE THRUST BLOCKS ARE TO BE CONSTRUCTED AT TEES, BENDS, FIRE HYDRANTS, BLOW-OFFS AND WHERE INDICATED ON PLANS. THE MINIMUM BEARING SURFACE AGAINST UNDISTURBED SOIL IS SHOWN ON THE DETAIL SHEET. THE CONCRETE SHALL BE ALLOWED TO CURE 72 HRS BEFORE PIPELINE PRESSURE TESTING.
18. THE PIPELINE SHALL BE TESTED AT 150 P.S.I. AT THE LOWEST POINT AND HELD AT THE PRESSURE FOR 2 HOURS. THE TEST IS TO BE WITNESSED BY THE CITY OF WEST LINN INSPECTOR.
19. THE PIPELINE IS TO BE THOROUGHLY DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE CURRENT CITY OF WEST LINN SYSTEM STANDARDS.
20. PRIOR TO ENERGIZING WATER SYSTEM, A WATER SAMPLE SHALL BE TAKEN BY THE CITY OF WEST LINN INSPECTOR, SUBMITTED TO AN ACCREDITED TESTING LAB, AND RETURNED TO THE CITY INDICATING NO HAZARD EXISTS.
21. ALL SANITARY SEWERS ARE TO BE 3034 PVC AS INDICATED ON PLAN, AND SHALL BE TESTED IN ACCORDANCE WITH CITY OF WEST LINN STANDARD SPECIFICATIONS.

STORM DRAIN NOTES:

1. STORM DRAIN MATERIALS FOR THIS PROJECT WHICH MAY BE CONSIDERED AS ACCEPTABLE EQUIVALENTS ARE AS FOLLOWS:
   a) "ULTRA-RIB PVC PIPE" BY IPEX, INC.
   b) "PWRIB" BY PACIFIC WESTERN EXTRUDED PLASTICS COMPANY
   c) HANCOR "HI-Q SURE-LOK" PIPE (TYPE 2.0 FOR USE IN RIGHT OF WAY) (TYPE 10.2 FOR USE IN EASEMENTS)
   d) "ADS N-12" BY ADVANCED DRAINAGE SYSTEMS, INC.

<u>EXCEPTION:</u> "ADS" MAY NOT BE USED WHERE "PWRIB" OR "ULTRA-RIB" ARE SPECIFICALLY CALLED FOR ON THE PLAN (DUE TO THE FACT THAT "ADS" HAS A HIGHER ROUGHNESS COEFFICIENT: n=0.012 VS. n=0.009)

CONDITIONS OF APPROVAL

1. Flag and stake the wetlands and wetland buffers consistent with the wetland delineation and CDC requirements or with state or federal permit requirements the Planning Director finds are more stringent than the CDC.
2. Obtain any and all required permits from the Oregon Division of State Lands and US Army Corps of Engineers before grading or other development in wetlands and before building stream crossings.
3. Coordinate all construction activity to avoid unnecessary pavement cutting, and to allow common access to underground utility trenches.
4. All tress identified for preservation that are within 50 feet of proposed grading shall be protected with snow fencing between the tree(s) and the area(s) to be graded.
5. Install a 12-inch diameter ductile iron pipe water line within the Fairhaven Drive right-of-way and in easements in locations outside of rights-of-way or [illegible]s dedicated to the City in accordance with the requirements of the City Water System Master Plan.
6. Where Fairhaven Drive crosses Tanner Creek and the unnamed tributary to Tanner Creek, the applicant shall comply with the following:
   a. If the City engineer determines the Tanner Creek crossing will be located entirely on this site, the applicant shall construct the crossing over the creek and extend Fairhaven Drive to the west edge of the site consistent with City standards except as otherwise provided herein.
   b. If the City engineer determines that construction of the Tanner Creek crossing requires development on the adjacent property west of the site, the applicant shall guarantee future construction of the crossing by submitting to the City a bond or other instrument acceptable to the City Attorney in an amount sufficient to pay for construction of the portion of the crossing on the site, based on plans for such a crossing approved by the City engineer and an estimate certified by a professional engineer licensed in Oregon of the cost of construction of the portion of the construction on the site consistent with the approved plans.
   c. The applicant shall protect Tanner Creek and adjoining wetlands from erosion, sedimentation or development impacts except to the extent authorized by permits or otherwise consistent with the applicable law.
   d. The applicant shall taper the paved portion of Fairhaven Drive to a 20-foot width where the roadway crosses Tanner Creek and the unnamed tributary of Tanner Creek. The taper shall be at a ratio approved by the City engineer. The applicant shall provide six-foot wide sidewalks on both sides of the tapered sections adjoining the curb.
   e. Where the roadway crosses Tanner Creek and the unnamed tributary of Tanner Creek, fill shall be contained inside the right-of-way in a concrete structure approved by the City engineer. The structure shall have at least a 75-year life span.
7. Install 6-foot wide planter strips between the street and sidewalk on both sides of all public street and culs-de-sac within the development except sidewalks shall taper to adjoin the curb in the following locations:
   a. Along the tapered road sections where the road crosses Tanner Creek and the unnamed tributary of Tanner Creek; and,
   b. On the north side of Fairhaven Drive where it abuts proposed lots 8 and 9 and necessary to protect the Oregon Oak trees shown on the tree inventory.
8. Install 6-foot wide sidewalks on both sides of all public streets and culs-de-sac within the development
9. Before dedicating the areas listed below to the City, construct an easement over an 8-foot wide all-weather surface path in the following areas:
   a. From Fairhaven Drive along the east side of the unnamed tributary of Tanner Creek to a point adjacent to the public right-of-way for Cornwall Street; and,
   b. From the end of Fairhaven Court along the west side of the unnamed tributary of Tanner Creek to the sidewalk adjacent to Fairhaven Drive.
10. Install a 3-foot high matte black chain link fence or other fence design approved by the Planning Director along all pathways that directly abut a property line.
11. Create a 24-foot wide private driveway tract as Tract "F". This tract shall include a 16-foot wide paved section driveway along the west edge of the 24-foot easement and a 4-foot wide sidewalk on the east side of the driveway. The tract shall be entirely outside the boundaries of the natural drainageway protection area (Tract E). The Planning Director shall reduce the required setback from the easement if necessary to retain the existing building on proposed Lot 11.
12. Submit and receive approval of a mutual maintenance agreement and reciprocal access and utility easements for the common accessways driveways serving more than one lot. The access agreement for the private drive serving Lots 12 through 15 shall also allow access from Lot 11, provided the City approves such access and subject to the terms of the agreement.
13. Prior to construction of any entryway monuments and landscaping, apply for and receive approval of a Sign permit and Design Review.
14. Establish CC&R's to provide for the maintenance of any common entryway landscaping or signs.
15. Prior to planting street trees, submit to the Parks Director and receive approval of a final street tree planting plan and schedule.
16. Prior to construction of street lights, submit to the Planning Director and receive approval of the type of light fixture to be used.
17. Comply with all codes and ordinances of the City of West Linn.

AS-BUILT
06/13/97

REGISTERED PROFESSIONAL ENGINEER 18,087 OREGON SEPT 18, 1982 THOMAS E. CURTIS
RENEWAL 12/31/97

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HILLSBORO, OREGON 97123

PROJECT: TANNER CREEK ESTATES
CITY OF WEST LINN, OREGON

DRAWING TITLE: COVER SHEET
INDEX OF DRAWINGS

CADD FILE: 1950CVR-PLOTTED: 06/13/97
REVISIONS
1. 09/24/96 REVISED SS LINE B
1. 07/13/97 AS-BUILT

JOB NO. 1950
DRAWING NO. 1 OF 9

EROSION CONTROL PLAN NOTES

- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (E.S.C.) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
- THE IMPLEMENTATION OF THESE E.S.C. PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE E.S.C. FACILITIES ARE THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE E.S.C. FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
- THE E.S.C. FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE E.S.C. FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS, AND AS NEEDED TO RETAIN SEDIMENT ON SITE.
- THE E.S.C. FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE CONTINUED FUNCTIONING.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL SEED ALL DISTURBED GROUND AT COMPLETION OF GRADING. (SEE HANDBOOK FOR SEED AND FERTILIZER MIX AND APPLICATION RATES.)
- THE CONTRACTOR SHALL REMOVE SEDIMENT BARRIERS IN ROW WHEN GRASS IS ESTABLISHED.

SEE "EROSION CONTROL PLANS TECHNICAL GUIDANCE HANDBOOK" PREPARED BY CITY OF PORTLAND, BUREAU OF ENVIRONMENTAL SERVICES, AND WASHINGTON COUNTY, DEPT. OF LAND USE & TRANSPORTATION, DATED FEBRUARY 1994 FOR RECOMMENDED CONSTRUCTION SITE EROSION CONTROL MEASURES.

GRADING NOTES:

Finish grade contours or elevations are to top of structural cuts and fills. A geotechnical engineer is to certify that all grading has been completed per the following:

1. Site Preparation

Prior to beginning construction, all areas of the site that will receive foundations, structural fill, floor slabs or pavement should be stripped of topsoil, roots and unsuitable fills should they exist, i.e., excavated to non-organic, native undisturbed soil.

It is recommended that most areas of the site be prepared during relatively dry weather. Due to the high silt and clay content and moisture-sensitive nature of the soils wet weather construction is not recommended.

2. Dry Weather Construction

If the excavation contractor disturbs the resultant subgrade (primarily silty soils) during stripping operations, we recommend that the stripped surface of the site in all pavement and fill areas be scarified to a depth of at least eight inches. The scarified soil should be aerated or wetted as necessary, then recompacted to at least 92% relative compaction (AASHTO T-180). Even during dry weather it is possible that some areas of the subgrade should become soft or pump because of the potentially high water table below the site.

3. Fills

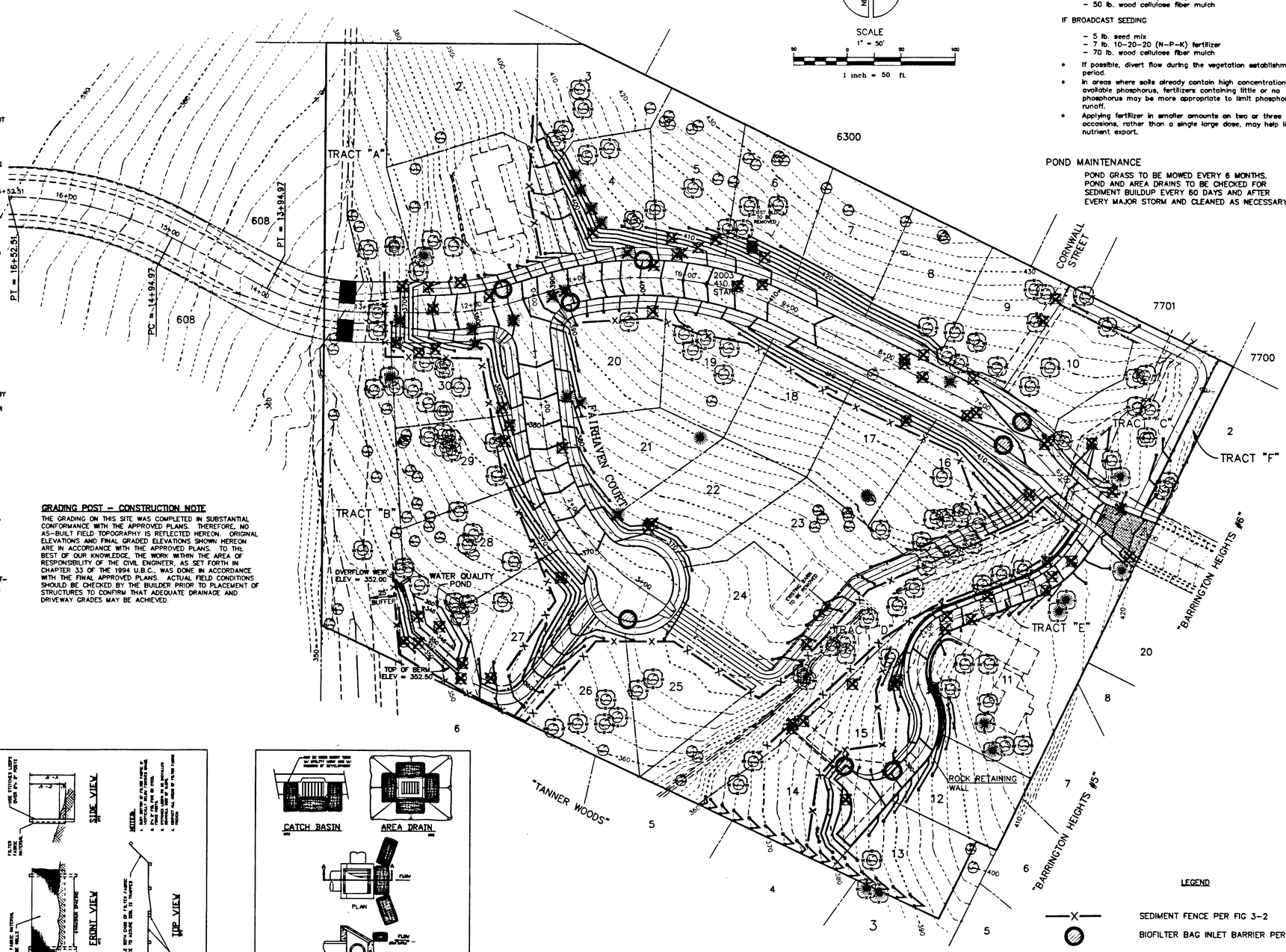
Any fills on this project should be installed on a subgrade that has been prepared in accordance with the recommendations in section 2. Fills should be installed in horizontal lifts not exceeding about eight inches in thickness and should be compacted to at least 92% relative compaction for silty soils and 95% for sands and gravels (AASHTO T-180).

During dry weather structural fills may consist of virtually any relatively well-graded soil that is free of debris and organic matter and that can be compacted to the preceding specifications.

After grading is certified 9"-12" of stripping material is to be spread uniformly on the lots.

GRADING POST - CONSTRUCTION NOTE

THE GRADING ON THIS SITE WAS COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS. THEREFORE, NO AS-BUILT FIELD TOPOGRAPHY IS REFLECTED HEREON. ORIGINAL ELEVATIONS AND FINAL GRADED ELEVATIONS SHOWN HEREON ARE IN ACCORDANCE WITH THE APPROVED PLANS. TO THE BEST OF OUR KNOWLEDGE, THE WORK WITHIN THE AREA OF RESPONSIBILITY OF THE CIVIL ENGINEER, AS SET FORTH IN CHAPTER 33 OF THE 1994 U.B.C., WAS DONE IN ACCORDANCE WITH THE FINAL APPROVED PLANS. ACTUAL FIELD CONDITIONS SHOULD BE CHECKED BY THE BUILDER PRIOR TO PLACEMENT OF STRUCTURES TO CONFIRM THAT ADEQUATE DRAINAGE AND DRIVEWAY GRADES MAY BE ACHIEVED.



WATER QUALITY POND GRASS PLANTING PROCEDURE, MIX & CARE

- Grasses should be established as follows (on a weight per 1000 square feet basis as recommended by Horner (1988)).

IF HYDROSEEDING

- 5 lb. seed mix
- 7 lb. 10-20-20 (N-P-K) fertilizer
- 50 lb. wood cellulose fiber mulch

IF BROADCAST SEEDING

- 5 lb. seed mix
- 7 lb. 10-20-20 (N-P-K) fertilizer
- 70 lb. wood cellulose fiber mulch

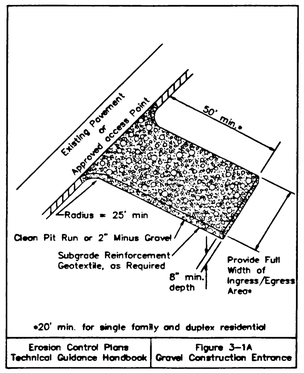
- If possible, divert flow during the vegetation establishment period.
- In areas where soils already contain high concentrations of available phosphorus, fertilizers containing little or no phosphorus may be more appropriate to limit phosphorus runoff.
- Applying fertilizer in smaller amounts on two or three occasions, rather than a single large dose, may help limit nutrient export.

POND MAINTENANCE

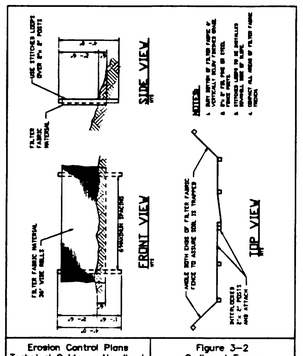
POND GRASS TO BE MOWED EVERY 6 MONTHS.
POND AND AREA DRAINS TO BE CHECKED FOR SEDIMENT BUILDUP EVERY 60 DAYS AND AFTER EVERY MAJOR STORM AND CLEANED AS NECESSARY.

LEGEND

- SEDIMENT FENCE PER FIG 3-2
- BIOFILTER BAG INLET BARRIER PER FIG 3-7D
- GRAVEL CONSTRUCTION ENTRANCE PER FIG 3-1A
- SNOW FENCE AROUND TREE



Erosion Control Plans Technical Guidance Handbook | Figure 3-1A Gravel Construction Entrance



Erosion Control Plans Technical Guidance Handbook | Figure 3-2 Sediment Fence

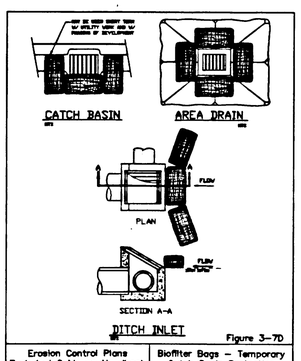


Figure 3-7D

Erosion Control Plans Technical Guidance Handbook | Biofilter Bags - Temporary Catch Basin Protection

REGISTERED PROFESSIONAL ENGINEER
OREGON
JAMES E. CURTIS
RENEWAL 12/31/97

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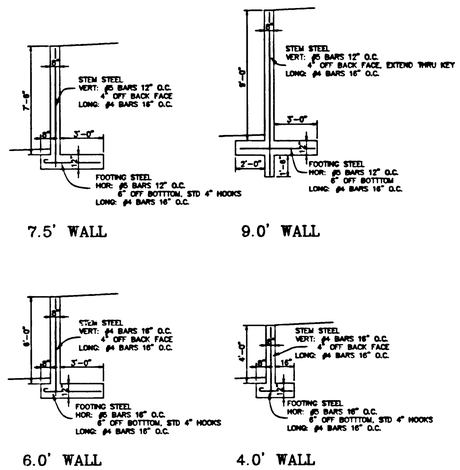
PROJECT
TANNER CREEK ESTATES
TAX LOTS 700, 801 & 802
SECTION 36, T2S, R1E, W.M.
SUB 95-10/ZC-95-10
CITY OF WEST LINN, OREGON

DRAWING TITLE
SITE GRADING PLAN
EROSION CONTROL PLAN

CADD FILE: 1950GRP PLOTTED 06/13/97 0915
REVISIONS:

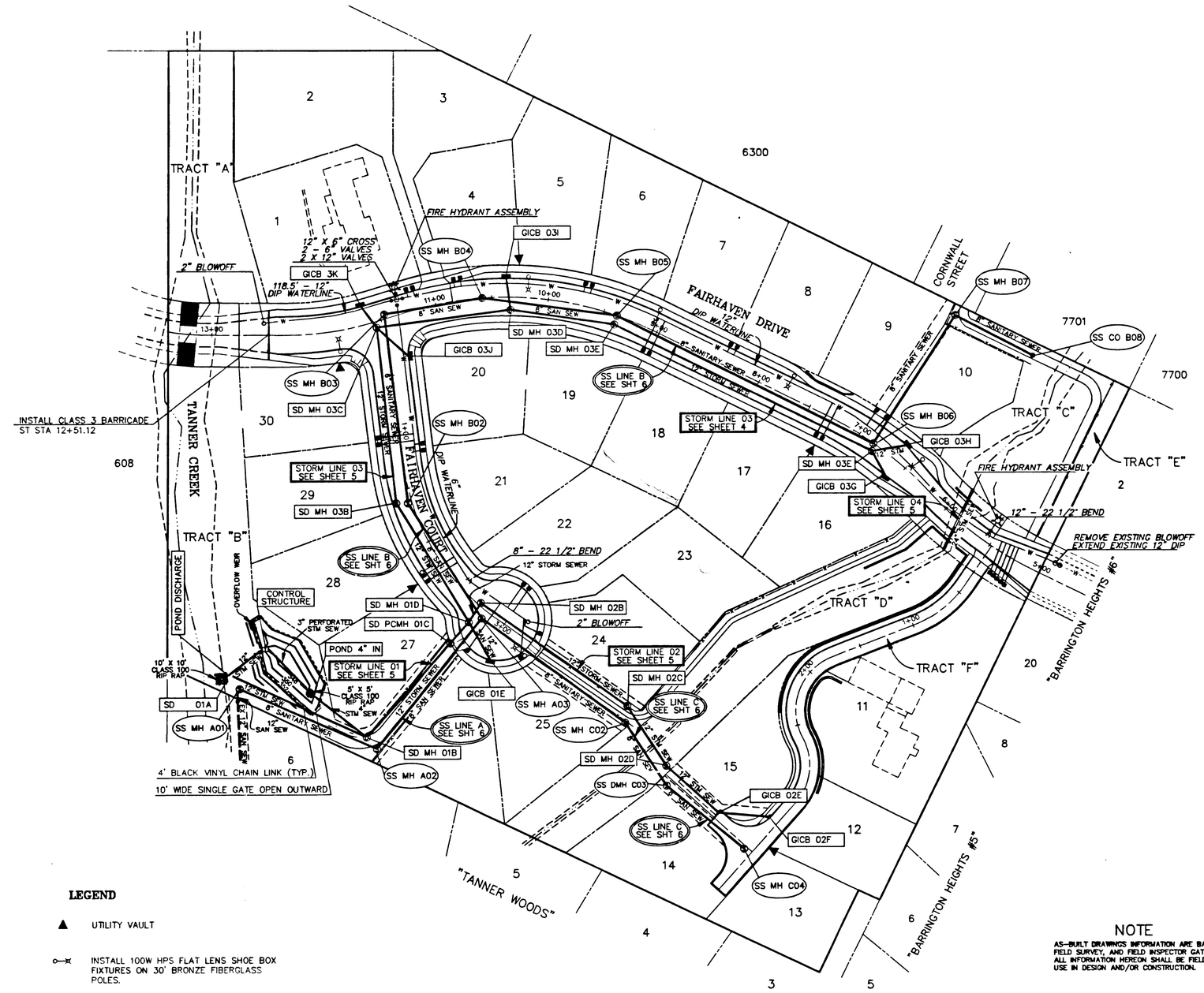
JOB NO. 1950
DRAWING NO. 2 of 9



RETAINING WALL
TYPICAL SECTIONS
HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 5'

CONCRETE RETAINING WALL NOTES:

1. The concrete shall be 4,000 psi transit mix.
2. The reinforcing steel shall be standard distressed bar of sizes shown with a yield strength of 60,000 psi.
3. The wall shall be inspected and approved by the engineer (1) when the footing forms are constructed, complete with rebar, before any concrete is placed and (2) when the wall forms are constructed complete with rebar, before any concrete is placed. The contractor is to provide the engineer with 48 hours notice for the inspections. Should the contractor neglect these inspections, any necessary remedial measures shall be at the contractor's own expense.
4. Additional inspections may be required by the city.
5. Concrete shall be placed in accordance with A.C.I. specifications.
6. Test cylinders are to be made when concrete is placed, both for the footing and the stem on walls over 4' high. Cylinders are to be tested at 7 and 28 days, with reports to the engineer.
7. Freshly placed concrete is to remain covered for 14 days after placing to ensure sufficient moisture for proper curing. The cover may be the formwork or 6 mil plastic without holes.
8. Random widths and spacings of "one-by" lumber are to be nailed inside of stem face forms of wall no. 2 to give concrete face texture. "One-by" lumber is to be beveled 45° for easy release of forms. The pattern is to be approved by the engineer before assembling stem forms.
9. Install 2 inch diameter weep holes in wall stem at four feet on center. Hole centers shall be approximately six inches or less above top of footing.
10. Construct 3 1/2 inch wide by 1 1/2 inch deep stem key in top of footing if footing is not poured monolithically with stem. Stem key shall be centered at location of wall stem in top of footing.



LEGEND

▲ UTILITY VAULT

INSTALL 100W HPS FLAT LENS SHOE BOX FIXTURES ON 30' BRONZE FIBERGLASS POLES.

NOTE

AS-BUILT DRAWINGS INFORMATION ARE BASED ON CONTRACTOR, FIELD SURVEY, AND FIELD INSPECTOR GATHERED DATA. ALL INFORMATION HEREON SHALL BE FIELD VERIFIED PRIOR TO USE IN DESIGN AND/OR CONSTRUCTION.

AS-BUILT
06/13/97

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. LOUIS
OREGON
18,089
EXP. 12/31/97
RECEIVED 12/31/97

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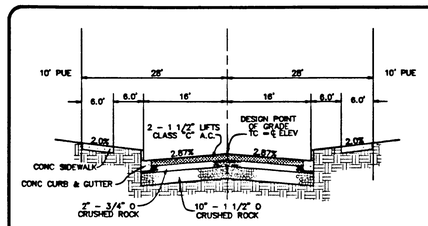
PROJECT
TANNER CREEK ESTATES
TAX LOTS 700, 801 & 802
SECTION 36, T2S, R1E, W.M.
SUB 95-10/ZC-95-10
CITY OF WEST LINN, OREGON

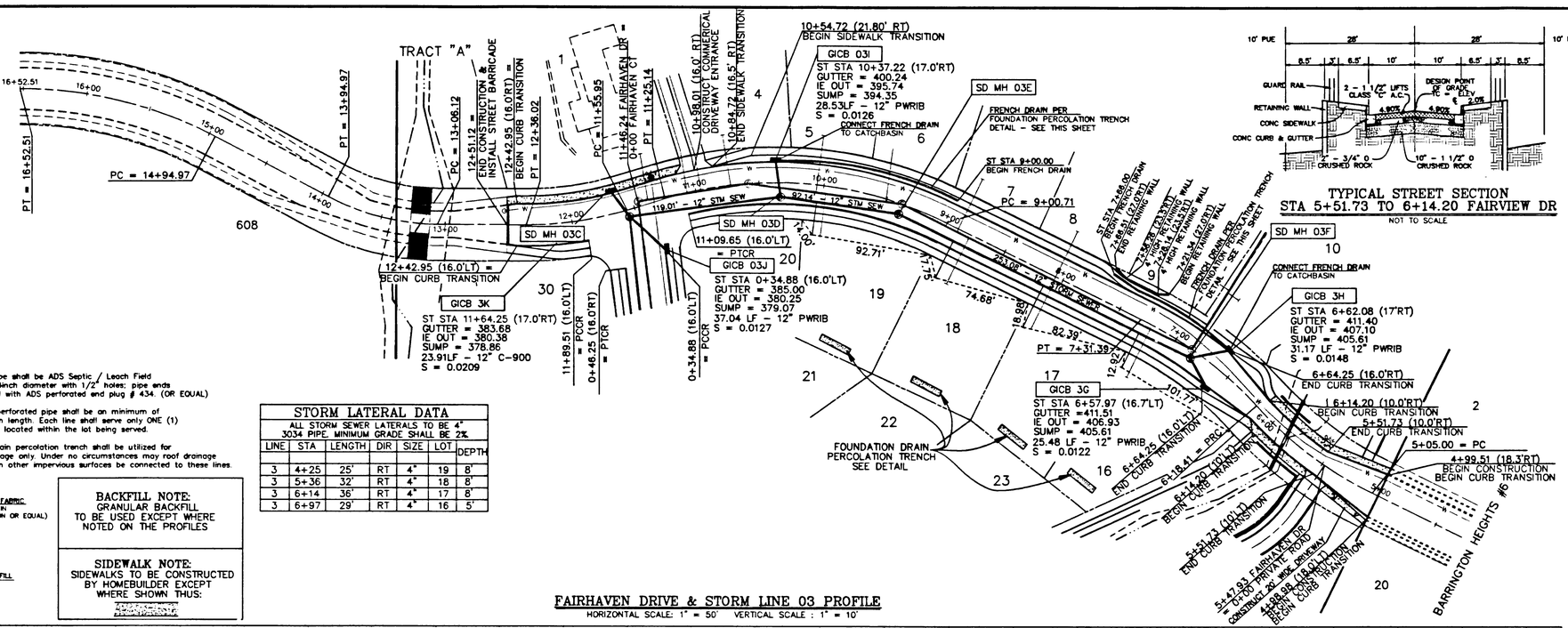
DRAWING TITLE
COMPOSITE UTILITY PLAN
WALL DETAILS

CADD FILE: 1950CUP PLOTTED 06/13/97 0815 SSM
REVISIONS
1. 8/15/96 REVISED PRIVATE ROAD
2. 11/12/96 REVISED SS LINE B
3. 01/15/97 REVISED STREET LIGHT PLAN
4. 06/12/97 AS-BUILT

JOB NO. 1950
DRAWING NO. 3 OF 9



TYPICAL STREET SECTION
STA 6+64.25 TO 12+42.95 FAIRVIEW DR & FAIRVIEW CT
NOT TO SCALE



TYPICAL STREET SECTION
STA 5+51.73 TO 6+14.20 FAIRVIEW DR
NOT TO SCALE

FOUNDATION DRAIN PERCOLATION TRENCH DETAIL

LOTS 16, 17, 18, 19 & 25

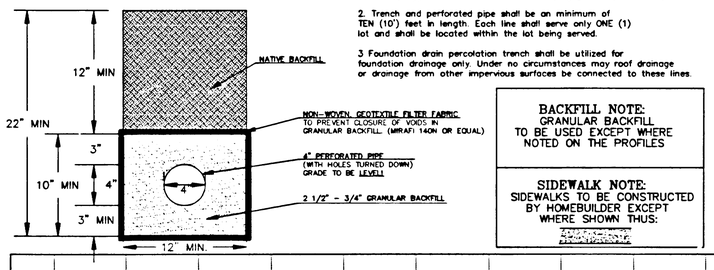
(NOT PART OF PUBLIC SYSTEM.
TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS.)

NOTES:

1. Perforated pipe shall be ADS Septic / Leach Field Tubing # 402, 4inch diameter with 1/2" holes; pipe ends shall be plugged with ADS perforated end plug # 434. (OR EQUAL)

2. Trench and perforated pipe shall be an minimum of TEN (10') feet in length. Each line shall serve only ONE (1) lot and shall be located within the lot being served.

3 Foundation drain percolation trench shall be utilized for foundation drainage only. Under no circumstances may roof drainage or drainage from other impervious surfaces be connected to these lines.



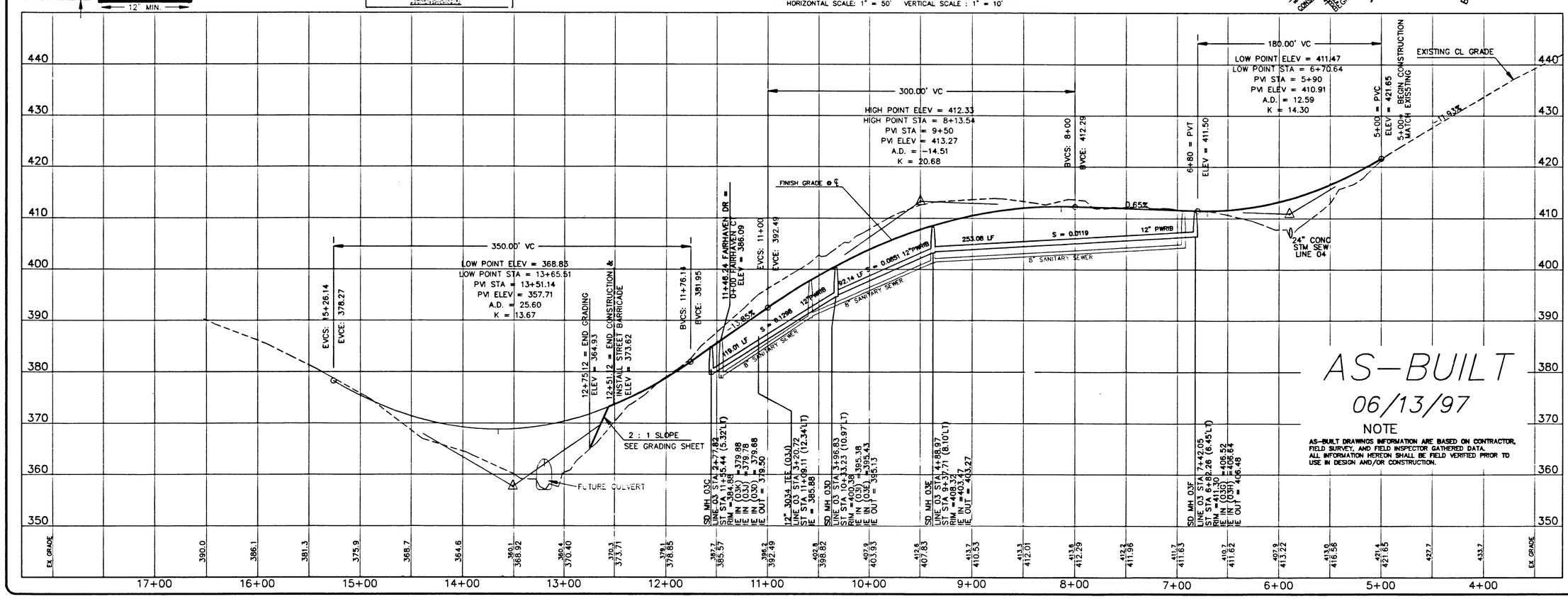
STORM LATERAL DATA						
ALL STORM SEWER LATERALS TO BE 4" 3034 PIPE, MINIMUM GRADE SHALL BE 2%						
LINE	STA	LENGTH	DIR	SIZE	LOT	DEPTH
3	4+25	25'	RT	4"	19	8'
3	5+36	32'	RT	4"	18	8'
3	6+14	36'	RT	4"	17	8'
3	6+97	29'	RT	4"	16	5'

BACKFILL NOTE:
GRANULAR BACKFILL TO BE USED EXCEPT WHERE NOTED ON THE PROFILES

SIDEWALK NOTE:
SIDEWALKS TO BE CONSTRUCTED BY HOMEBUILDER EXCEPT WHERE SHOWN THUS:

FAIRHAVEN DRIVE & STORM LINE 03 PROFILE

HORIZONTAL SCALE: 1" = 50' VERTICAL SCALE : 1" = 10'



AS-BUILT
06/13/97

NOTE
AS-BUILT DRAWINGS INFORMATION ARE BASED ON CONTRACTOR, FIELD SURVEY, AND FIELD INSPECTOR GATHERED DATA. ALL INFORMATION HEREON SHALL BE FIELD VERIFIED PRIOR TO USE IN DESIGN AND/OR CONSTRUCTION.

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. CONTS
OREGON
EXPIRES 12-30-97

PREPARED FOR
J.T. SMITH COMPANIES
23600 SALAMO ROAD
WEST LINN, OREGON 97068
(503) 657-3402

PREPARED BY
LAND DEVELOPMENT CONSULTANTS, INC.
(503) 648-4061
(503) 691-7848 (FAX)
233 S.E. WASHINGTON ST.
PORTLAND, OREGON 97214

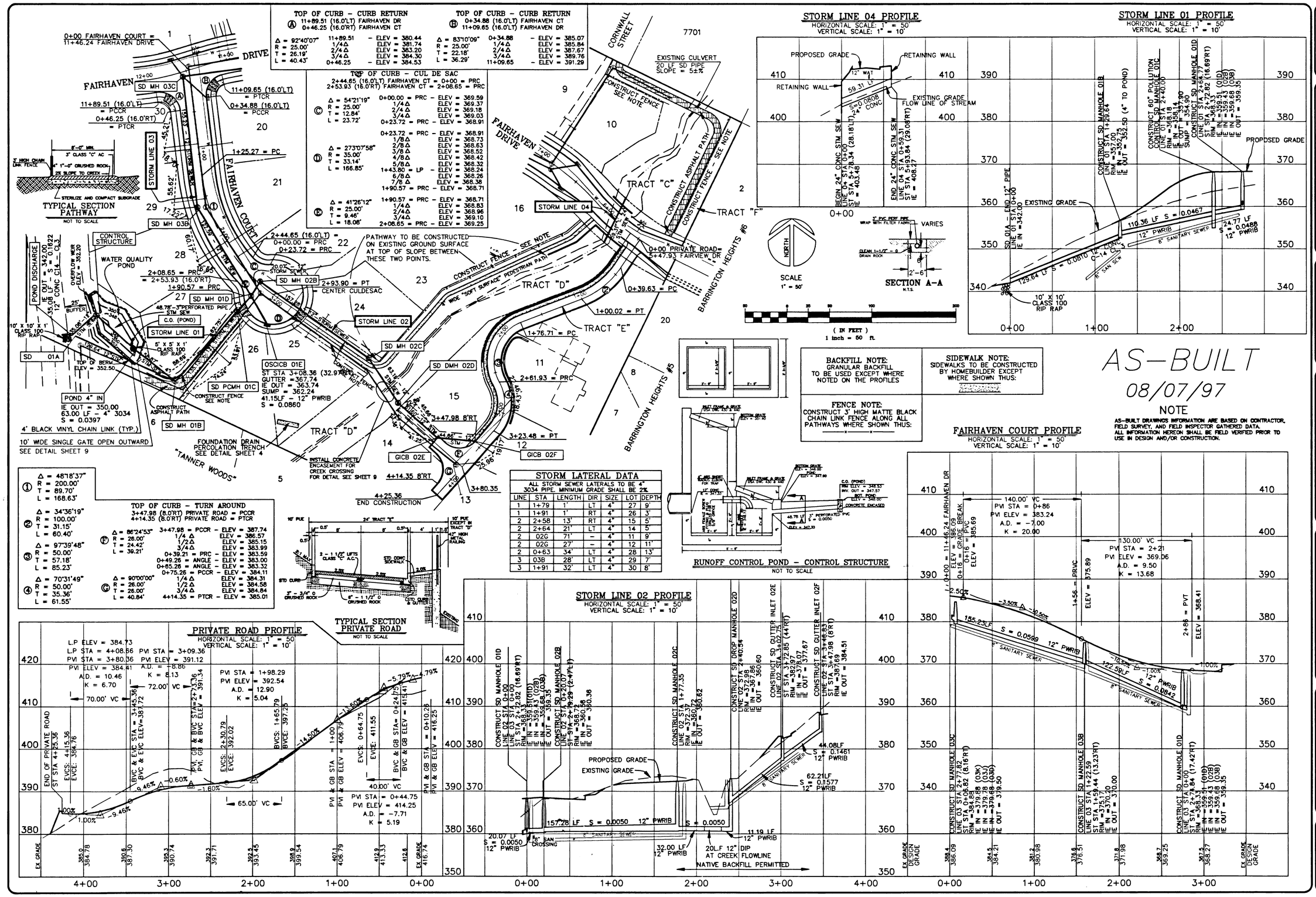
PROJECT
TANNER CREEK ESTATES
TAX LOTS 700, 801 & 802
SECTION 36, T2S, R1E, W.M.
SUB 95-10/ZC-95-10
CITY OF WEST LINN, OREGON

DRAWING TITLE
FAIRHAVEN DRIVE
STORM LINE 03
PLAN & PROFILES

CADD FILE: 1950STI PLOTTED 06/13/97 1040 SSM

REVISIONS
1 8/15/96 PER CITY COMMENTS
2 12/05/96 LOWERED STREETS BY 0.63'
3 01/15/97 REVISED STREET SECTIONS
4 05/01/97 PARTIAL AS-BUILT
5 06/13/97 AS-BUILT

JOB NO. 1950
DRAWING NO. 4 OF 9



REGISTERED PROFESSIONAL ENGINEER — OREGON — THOMAS E. CURTIS — EXPIRES 12-31-97

PREPARED FOR: J.T. SMITH COMPANIES, 23600 SALAMO ROAD, WEST LINN, OREGON 97068, (503) 657-3402

LAND DEVELOPMENT CONSULTANTS, INC. (503) 648-4061, (503) 681-7946 (FAX), 1335 N.E. 25TH AVENUE, HILLSBORO, OREGON 97123

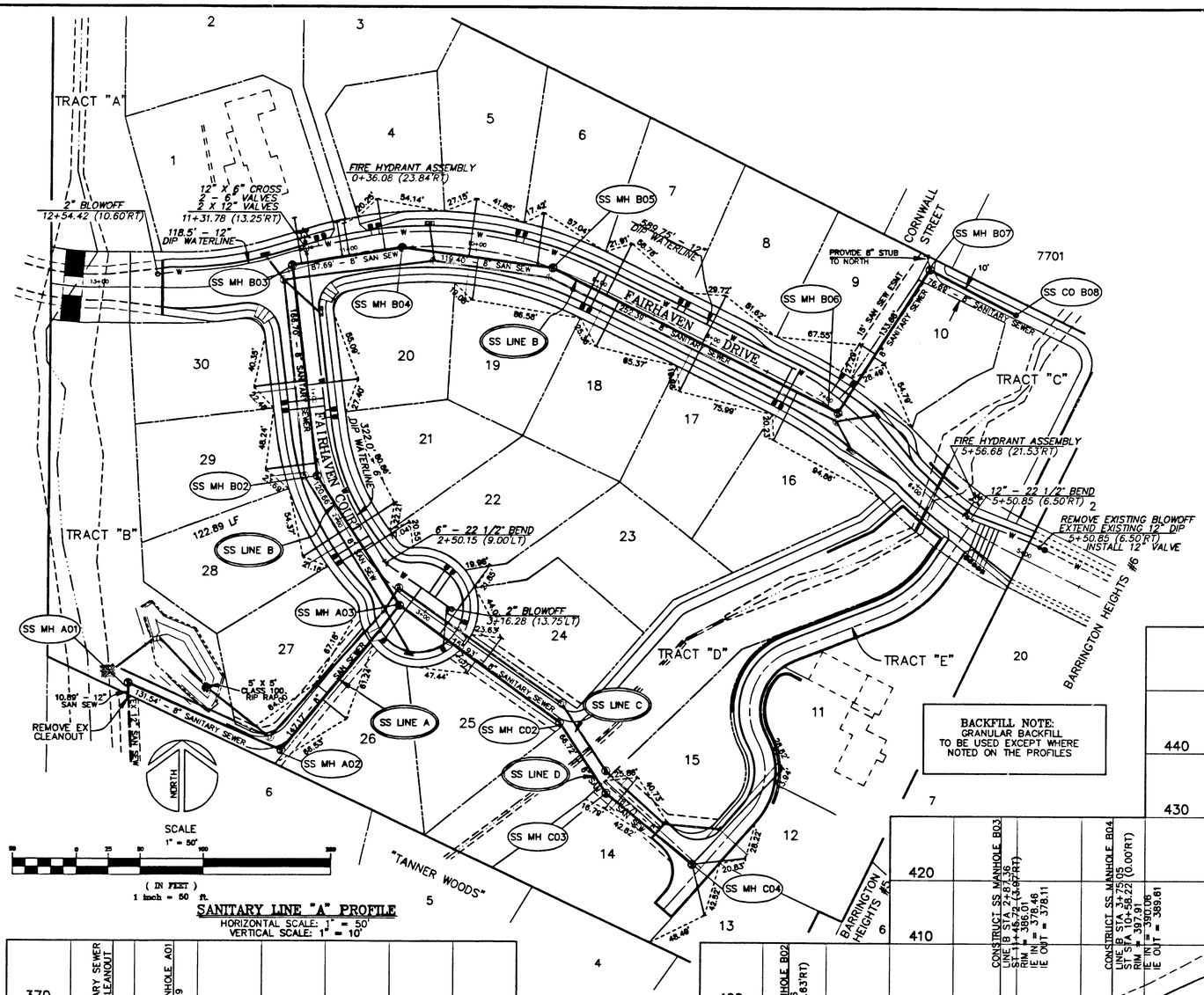
PROJECT: TANNER CREEK ESTATES
TAX LOTS 700, 801 & 802
SECTION 36, T2S, R1E, W.M.
SUB 95-10/ZC-95-10
CITY OF WEST LINN, OREGON

DRAWING TITLE: FAIRHAVEN COURT, PRIVATE ROAD & STORM SEWER PLAN & PROFILES

CADD FILE: 1950S13 PLOTTED 08/07/97 10:15 SSM

REVISIONS
1 8/15/96 REVISED LOTS 11 THRU 15
2 9/23/96 REVISED ST LINE B
3 10/29/96 REVISED PROFILE BY 0.63'
4 01/20/97 REVISED PROFILE FOR PRIVATE ROAD IN TRACT "E"
4 08/07/97 AS-BUILT

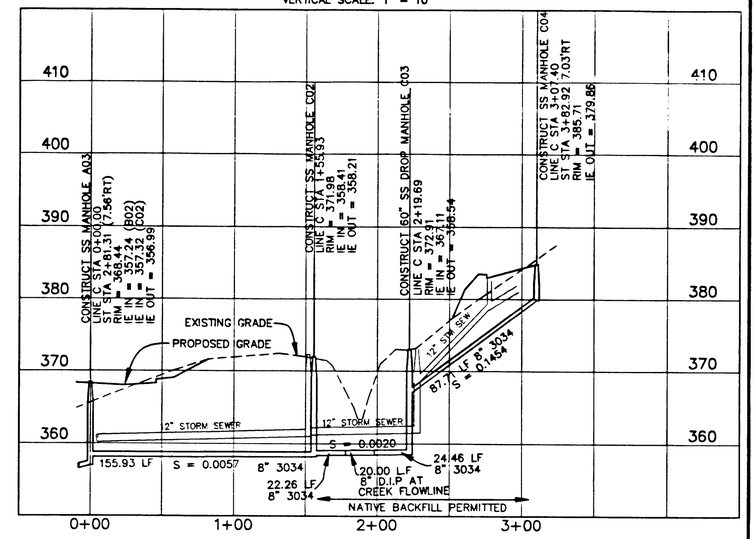
JOB NO. 1950
DRAWING NO. 5 OF 9



BACKFILL NOTE:
GRANULAR BACKFILL TO BE USED EXCEPT WHERE NOTED ON THE PROFILES

SANITARY LINE "C" PROFILE

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



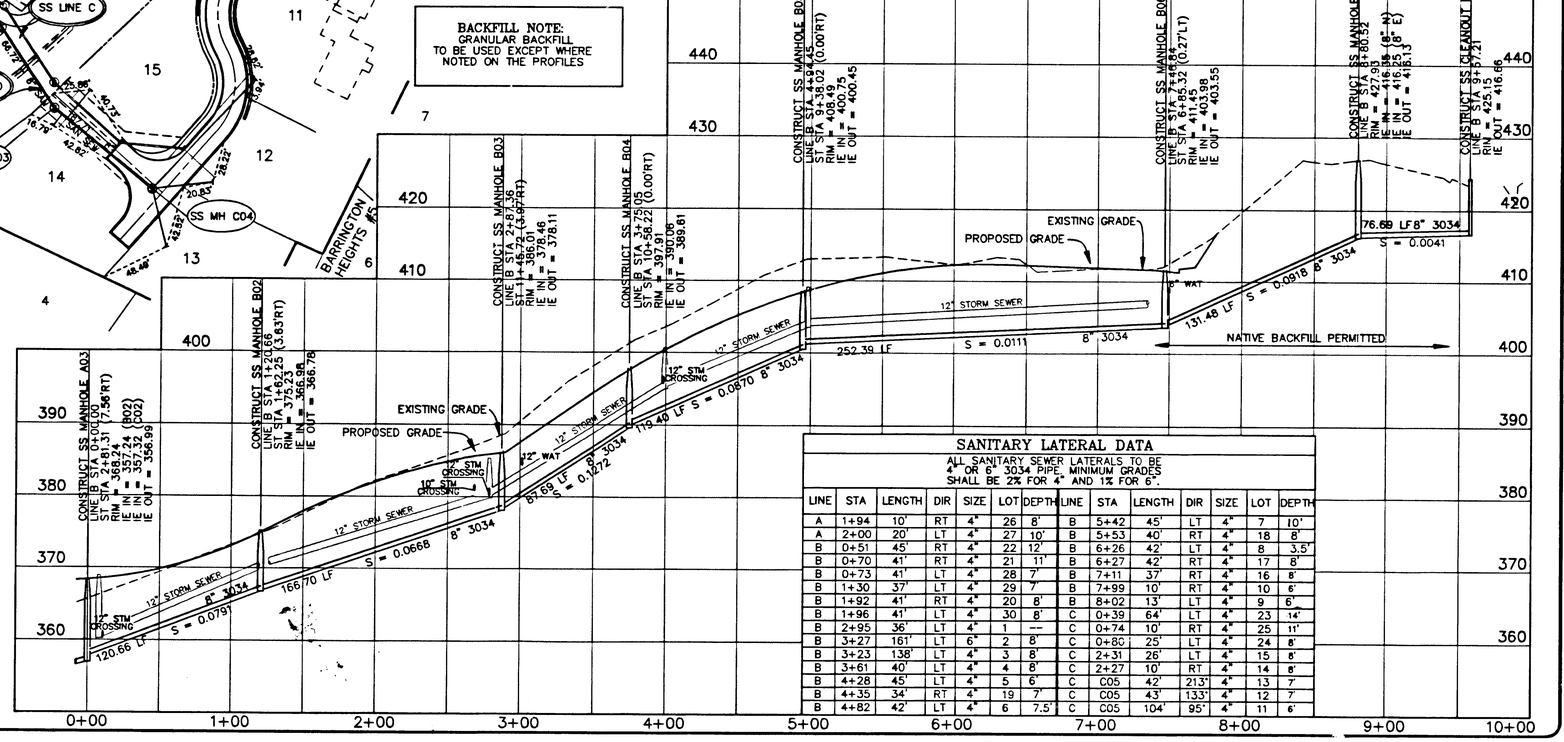
NOTE

AS-BUILT DRAWINGS INFORMATION ARE BASED ON CONTRACTOR, FIELD SURVEY, AND FIELD INSPECTOR GATHERED DATA. ALL INFORMATION HEREON SHALL BE FIELD VERIFIED PRIOR TO USE IN DESIGN AND/OR CONSTRUCTION.

AS-BUILT
06/13/97

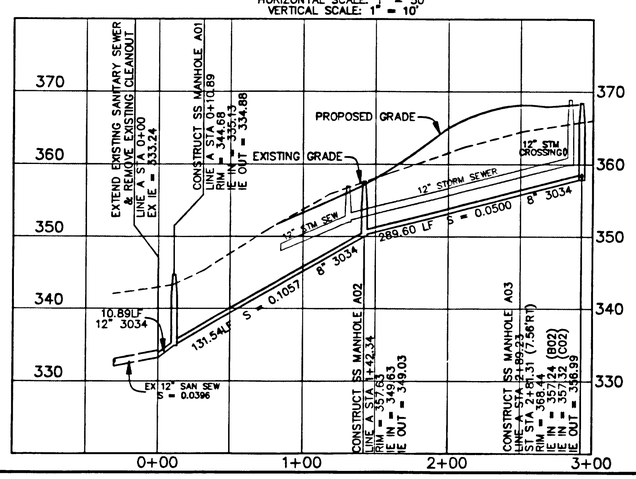
SANITARY LINE "B" PROFILE

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



SANITARY LINE "A" PROFILE

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



SANITARY LATERAL DATA

ALL SANITARY SEWER LATERALS TO BE 4" OR 6" 3034 PIPE. MINIMUM GRADES SHALL BE 2% FOR 4" AND 1% FOR 6".

LINE	STA	LENGTH	DIR	SIZE	LOT	DEPTH	LINE	STA	LENGTH	DIR	SIZE	LOT	DEPTH
A	1+94	10'	RT	4"	26	8'	B	5+42	45'	LT	4"	7	10'
A	2+00	20'	LT	4"	27	10'	B	5+53	40'	RT	4"	18	8'
B	0+51	45'	RT	4"	22	12'	B	6+26	42'	LT	4"	8	3.5'
B	0+70	41'	RT	4"	21	11'	B	6+27	42'	RT	4"	17	8'
B	0+73	41'	LT	4"	28	7'	B	7+11	37'	RT	4"	16	8'
B	1+30	37'	LT	4"	29	7'	B	7+99	10'	RT	4"	10	6'
B	1+92	41'	RT	4"	20	8'	B	8+02	13'	LT	4"	9	6'
B	1+96	41'	LT	4"	30	8'	C	0+39	64'	LT	4"	23	14'
B	2+95	36'	LT	4"	1	—	C	0+74	10'	RT	4"	25	11'
B	3+27	161'	LT	6"	2	8'	C	0+80	25'	LT	4"	24	8'
B	3+23	138'	LT	4"	3	8'	C	2+31	26'	LT	4"	15	8'
B	3+61	40'	LT	4"	4	8'	C	2+27	10'	RT	4"	14	8'
B	4+28	45'	LT	4"	5	6'	C	C05	42'	213'	4"	13	7'
B	4+35	34'	RT	4"	19	7'	C	C05	43'	133'	4"	12	7'
B	4+82	42'	LT	4"	6	7.5'	C	C05	104'	95'	4"	11	6'

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. CLARK
OREGON
EXPIRES 12/31/97

PREPARED FOR:
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PROJECT
TANNER CREEK ESTATES
TAX LOTS 700, 801 & 802
SECTION 36, T2S, R1E, W.M.
SUB 95-10/ZC-95-10
CITY OF WEST LINN, OREGON

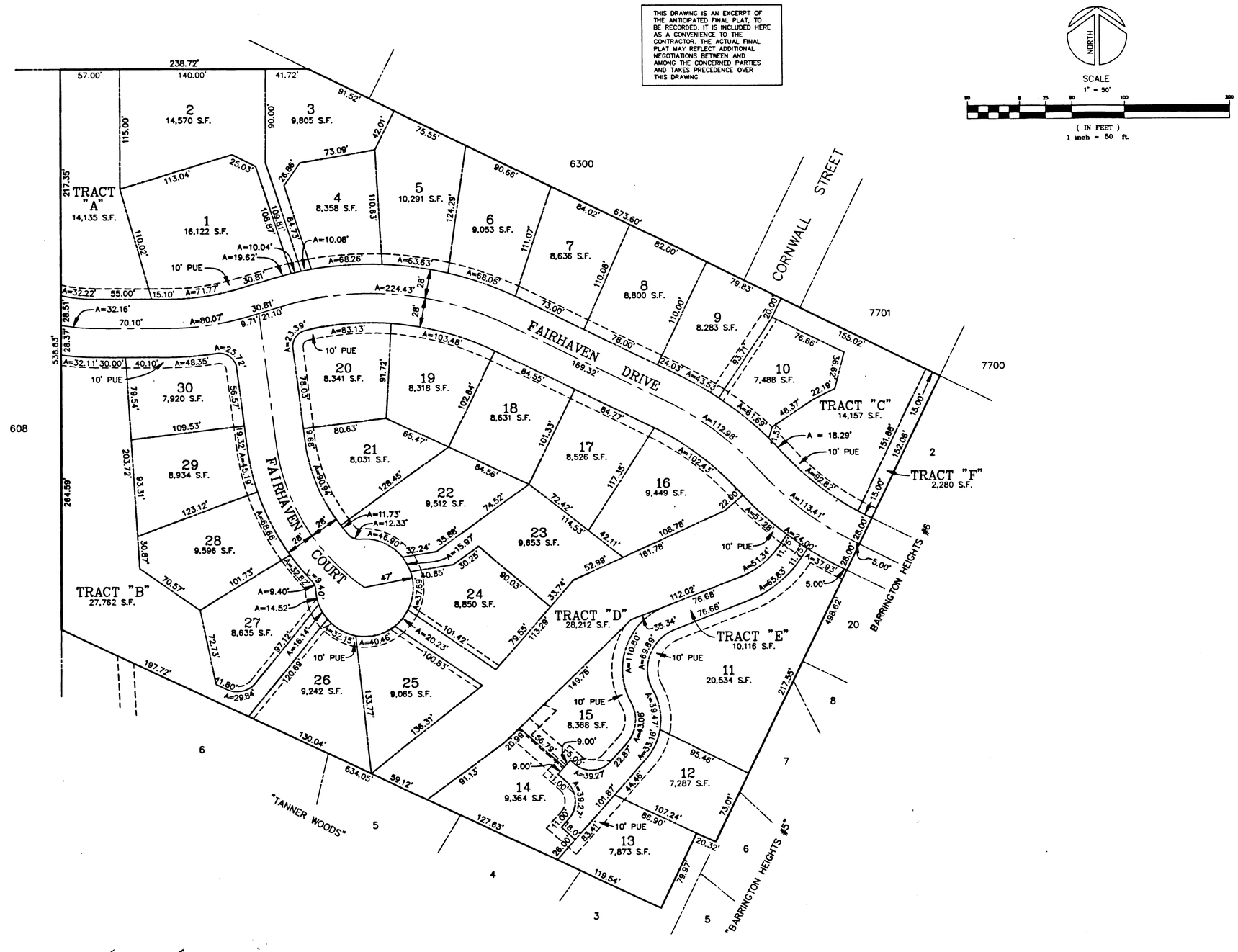
DRAWING TITLE
SANITARY SEWER & WATERLINE PLAN & PROFILES

CADD FILE: 1950SS1 PLOTTED 06/13/97 1030 SSM

REVISIONS
1 6/24/96 REVISE LOTS 11 THRU 15
2 9/24/96 REVISED SS LINE B3
3 12/05/96 LOWERED STREETS BY 0.63'
4 01/15/97 REVISED PROFILE FOR PRIVATE MAIN IN TRACT "E"
5 06/13/97 AS-BUILT

JOB NO. 1950
DRAWING NO. 6
OF 9

THIS DRAWING IS AN EXCERPT OF THE ANTICIPATED FINAL PLAT, TO BE RECORDED. IT IS INCLUDED HERE AS A CONVENIENCE TO THE CONTRACTOR. THE ACTUAL FINAL PLAT MAY REFLECT ADDITIONAL NEGOTIATIONS BETWEEN AND AMONG THE CONCERNED PARTIES AND TAKES PRECEDENCE OVER THIS DRAWING.



PREPARED FOR
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ZIEGLER INVESTMENTS
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PORTLAND, OREGON 97225

PROJECT
TANNER CREEK ESTATES
TAX LOTS 700, 801 & 802
SECTION 36, T2S, R1E, W.M.
SUB 95-10/ZC-95-10
CITY OF WEST LINN, OREGON

DRAWING TITLE
PLAT DIMENSIONS

CADD FILE: 1950PLT PLOTTED 07-31-98 1345
REVISIONS
1 8/13/98 RELEASE LOTS 12 THRU 15

JOB NO. 1950
DRAWING NO. 7
of 9